

**Village of Brewster
Planning Board Meeting Minutes
November 16, 2021**

BOARD MEMBERS:

Chairman: Rick Lowell
Vice Chairperson: Janet Ward
Boardmember: David Kulo
Boardmember: Marti Foster
Boardmember: Katy New
Village Counsel Greg Folchetti
Village Engineer: Todd Atkinson
Liaison: George Gaspar

ABSENT:

Chairman Lowell led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm.

Chairman Lowell thanks Father Gil for use of the hall for the meeting and showed where the fire exits are. The meeting will go until 9:30pm if needed, he said, with comments being limited to three minutes per speaker in order to accommodate as many people as possible. He said in the event that we more speakers than we have time, we will have comment cards that can be filled out and they will be entered into the record. The recording of this meeting will be available online within a couple weeks.

REGULAR MEETING:

Chairman Lowell made a motion to open the regular meeting, seconded by Boardmember Foster, and passed all in favor.

ST ANDREWS LOT LINE ADJUSTMENT:

Chairman Lowell said the first item on the agenda is the St. Andrews Lot Line Adjustment and there was no one present to represent the application. Chairman Lowell asked Town Engineer, Todd Atkinson to present his comments. Mr. Atkinson said we reviewed the plans for 26-32 Prospect Street lot line change where a piece of property is being added to this property going to the south. He said the applicant should submit a written statement of use for the project as that is a requirement of the Code and a bulk zoning table for the proposed amended lots needs to be submitted. On top of that, he said, we need the meets and bounds to be clearly depicted within lot 2. He said one of the things that did come up is that there is a section of our Code that states 'lot line adjustments shall not result in additional lots', which this does not. 'Any lot becoming substandard nor increase or decrease any lot by more than 20%' and in this case it is a decrease of lot 1 by 22.2% so I believe we may have to send them over to the ZBA (Zoning Board of Appeals) for a variance.

Mr. Folchetti, Village Counsel, said that section doesn't reference the ZBA so they will have to amend the application or this Board will have to consider a waiver. It's not in section 263, he said, it's in 182 and there is no specific reference to the ZBA for a waiver of any provision. Mr. Atkinson said there is also the Putnam

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County Department of Health that is required. He said the short EAF questions 3, 4, 11, and 14 should be answered by the applicant and we should have copies of the deeds of both properties submitted. He said these items need to be addressed prior to moving forward with the lot line amendment.

Chairman Lowell said when it comes to Department of Health or any other concerns in terms of utilities that are shared across the property lines, what are your thoughts. Mr. Atkinson said those will all be eliminated as part of this lot realignment and the structure will be removed with the lines being moved over. He said I spoke to Highway Superintendent Constantino and he said the water connection will be removed. Chairman Lowell said that is prior to their doing anything with that lot. Mr. Atkinson said correct.

Boardmember Ward said the comment on the percentage of reduction: that just taking an existing lot that had been added to the St. Andrews lot and making the same lot by removing it; is that something that can be waived instead of having to be adjusted. Mr. Folchetti said I think this Board can waive that provision for the 20% maximum if you see fit and are comfortable. Boardmember Foster said I do not see how we can do a waiver because the Code doesn't allow for it and it sounds like it would need a variance. Boardmember Kulo said who is going to be responsible for the parking. Mr. Atkinson said that's a different application. Boardmember Kulo said I would still re-iterate about the parking and is there going to be parking that is metered and any person can occupy it or is it going to be strictly for tenants and people who will be shopping in this facility. Mr. Atkinson said I think we are getting ahead of ourselves; we are on the church. Boardmember New said so the function is just to remove the structure and move the lot line. Mr. Atkinson said that's correct.

Chairman Lowell said that is as far as we can go tonight on this until the applicant fulfills what is needed by the Town Engineer.

The Minutes of September 21, 2021 were discussed. Boardmember Ward corrected two items in the minutes on page 4, page 8, and page 11. Chairman Lowell made a change to page 14. Boardmember Ward made a motion to approve the Minutes of September 21, 2021 as amended, seconded by Boardmember New, and passed all in favor.

The Minutes of October 19, 2021 were discussed. Boardmember Ward made changes to page 2 and page 3. Boardmember Kulo made a motion to approve the Minutes of October 19, 2021 as amended, seconded by Boardmember Ward, and passed all in favor.

iPARK – BREWSTER CROSSING:

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Chairman Lowell said we are ready for the ladies and gentleman from iPark. Lynne Ward, Joseph Cotter, and Kyle Mathis of National Resources represented this application before the Board.

Ms. Lynne Ward: Good evening ladies and gentleman and members of the Board. I am Lynne Ward here for iPark Brewster. I am accompanied by two of my colleagues, Joseph Cotter and Kyle Mathis and also supported by three professional firms: Tecton Architects and two engineering firms Collier Engineering and InSite Engineering who may be familiar to you because they do much work here. Some six years ago we were approached about becoming involved in the new envision of Brewster and in the interim period, for six years, we have watched the progress that has been made by envision Brewster. Step by step with patience and absolute certainty over each step, we have watched them get to the point where we are now. We are pretty convinced that the time was right now for the revitalization of that envision Brewster vision that was put in place a long time ago and has been diligently worked on by all of the officials and many of the boards in Brewster. For us, a couple of important things: we like to have certain criteria for each of our projects to try to give ourselves a leg up on certain things. One of them is to pick a well-located plot, which is in close proximity to public transportation, where there is infrastructure in place, but most importantly where there is a community that wants redevelopment. Where there is a community that will give input and will embrace the project and that wants to go ahead. Those criteria are clearly met here and that means that this project for us is a go. We think the time is right to do so now and that's why we have done all the homework that we have done and what I would like to do is give you an opportunity to have a look at it. Thank you very much and I will ask the architects to take over.

Mr. Ted Cutler: Thank you Lynne. I hope you can hear me okay. The team is here: InSite Engineering, Tecton, and Colliers. To my side is Rebecca Hopkins, project manager for Tecton and our senior designer Ernest Nepomuceno. They will each have parts. We have a pretty structured agenda to be efficient with your time and Ward's time, but certainly give some vision to the vision. So, let's talk about the vision. As Lynne said, there's some history here. This is not the first time I have been here and I have heard many of you talking about Brewster and the statements you see there came from your input. The team that you see represented there are familiar with this type of project as well. We know the work it takes to get through the vision. The image you see here is a familiar image of late, but it is not the first image you've seen about envision Brewster. This is a continuation of a lot of hard work. So, behind me on the screen you can see what Lynne mentioned; there have been a lot of community events with outside help like (inaudible) progress and Pace University to work on the vision. Some of them have made some serious results like designating an opportunity area here, which opens the door for support from the County and access to funding. Again, that's almost eight years ago. Urban Renewal Plan and re-writing the zone associated with a vision for Main Street. The general environment impact statement was approved by agencies. The Department of Environmental Protection actually sold a major piece of property where Tonetta Brook is and the parking lot there to the Village and it freed up a pretty vital piece of property to make this happen. Closer to today, Natural

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Resources became involved and at the table and focused the vision a bit more with the professionals and the Village. Along the way here in current year, conversations with the Board of Ed, Fire Department, etc. were all taken into account. So, what you can see here is really that it's a long timeline with a lot of process behind this, but the end of this is close. It's within reach, but it is going to take some involvement from this Board and certainly from outside agencies. It's all about creating that place. Very simply put, the project phase 1 started as enough of a phase 1 catalyst to promote investment and growth throughout the revitalization of Main Street. Being towards the rail station and leveraging the access like a museum, library, and historic structures. A little bit closer, just some outlining to be sure – you have Main Street at the top, Marvin Avenue at the bottom, and Railroad Avenue and Tonetta Brook to the left or the west. Before I hand this off to Rebecca to walk through this a little bit more. The sense of place comes from a lot of factors analyzed from the site and the mix of uses. This is a study image here, but you'll see that it's more than just multiple stories of residences and a place of residential lifestyle we're creating. It's the enhanced Main Street with a mix of uses (retail and other destinations) and even municipal support in the development. All of this, mixed with appropriate parking and connections to the natural landscape, really does create something bigger than just positive growth on Main Street. So, with that I do want to introduce Rebecca Hopkins.

Ms. Rebecca Hopkins: Thank you. So, we're just going to go into a little bit more detail in each of these components. So, as Ted mentioned, an enhancement of Main Street is one of the major components of this revitalization and this development. A lot going into that, but creating a very walkable and active street scene and continuing what is already in place today. The second part of that is really creating strong pedestrian links; not only from the train station, but also to other destinations along the Tonetta Brook and into different parking structures. You look here, we have created a connection in front of 1 Main Street, along Main Street in front connecting through our development to the parking garage and then also taking into consideration access to the museum, library, and other municipal resources. The third piece is the greenway. We're going to go into a little bit more detail about this with the green infrastructure and the linking of all of the different destinations that currently reside and that we're adding to along Railroad Avenue. This goes from the train station along Tonetta Brook to additional stormwater management connecting all the way down to the reservoir. The fourth piece is really revitalizing the arts and we're going to talk about three major components: retail, arts, and green infrastructure. So, again we'll go into a little bit more detail about the arts by building off of what's in place at the museum and also implementing some arts and lofts so we can get that active streetscape along Main Street. The fifth again is connecting and centralizing the public services by creating a municipal office building and municipal court. The sixth, residential lifestyles, is really enhancing the residential lifestyle in this area and that would be through courtyards, patios, outdoor amenities, rooftop lounges. We are also leveraging some of the beautiful views that you are kind of looking across the landscape. The seventh piece is really looking to create some public engagement opportunities. It can be public amenities for outdoor cafes and some outdoor patio spaces and really linking that private/public relationship. The eighth piece is really all about connectivity. There are

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multiple different aspects to that. Not only do we want to create main points of entry that are clear and defined, but we also want to create ease of access not only for vehicular for drop-offs for deliveries but also for service, moving, and other types of amenities, emergency services or anything like that. So, really making sure that all those components are clearly addressed. I'm going to hand it off to Ernest and he is going to dive a little bit more into the three components.

Mr. Ernest Nepomuceno: So, according to the revitalization, we know the arts is a gateway to really bringing some freshness, some newness using legacy pieces like the Southeast Museum; using that as an anchor to your Main Street and then standing and sustaining an art scene with gallery space along Main Street that really starts to freshen up and bring new life into that Main Street component. An active retail: imagine new coffee shops, curios, mom-and-pop shops that really revitalize and enhance that activity along Main Street. Nightlife after that last train comes, having that sustained activity with restaurants, cafes, coffee shops. Connecting, using the natural infrastructure in place, connecting with the bioswale, really opening up Tonetta Brook as a natural amenity and bringing the walkway, through Veteran's Park and connecting with the trail's access on the reservoir and really enhancing those natural amenities and making that really a part of the community. So, this is the rendered view for the northeast corner. Imagine coming off the train, there is a café right at the corner. You can see the breakdown of facades here along Main Street; a real nice anchor to that corner piece there with the different window typologies, storefronts making for a really active Main Street. Right here, the Southeast Museum, the connection with the brewery; we'd like to open up the space here between Southeast Museum and the new development as a new accessway into the museum. A great part of the greenway walkway in between those two buildings accessing the lower courtyards and the brewery found at the lower level. We are very sensitive to how scale works with the Southeast Museum and trying to connect the corners and stepping back the buildings and having some rooftop terraces as well. From Marvin Street to can see Tonetta Brook becoming a lively walkway, really stepping back a lot of the architecture there to really give presence and relief to a lot of the materials and outdoor balconies; a great view from the south. These are our inspirations from Main Street, taking a lot of the details from the corners and entablatures that raises the scales of the building, the different brick typologies, the window types – so this is really our inspiration that meshes nicely with the existing Main Street. Some more inspiration: some large windows; these are really beautiful studios and one and two-bedroom loft spaces. There is a mix and diversity of bricks like we talked about with different colors, different textures, different metal panels; really adding depth to the palate. A quick view of Main Street from a 2-D elevation, you can see how broken the facades are so that we really create a nice, interesting collection of façade types along Main Street. Sorry for the jumping here. As you turn the corner from Main Street, down Railroad Ave., you can see the stepdown of the building and how it materializes into a brick and corrugated panel. And then Railroad Ave., you can see from the existing building what Marvin Avenue is now so introducing that new façade right on Marvin Avenue gives it a real wonderful presence. I won't go into the floor plans, just quickly this is the elevation at Marvin Ave. and because of the topography there is a difference almost of 50 ft. from Main Street to Marvin so this is a real abstract

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on how we've stepped the building floorplan. This is at elevation 350 and right at grade at Marvin Street. This is at 378 so if you can imagine, it's the back level Southeast Museum. You see the courtyard from the backside of the Main Street wing as well as the parking garage and the lower level of the corner where you have loading for the main wing along Main Street. Then at Main Street elevation you see all the retail spaces along there so we'll get into that but more importantly, this is really the statistics you want to see with 11000 sq. ft. of retail, which would have a brewery, café, artisan shops and whatnot; 18000 sq. ft. of municipal office, blended rental apartments, and then almost 500 cars mostly sheltered. I'll turn it over to Jeff.

Mr. Jeff Contelmo: Hi, good evening, Jeff Contelmo from InSite Engineering. I'm here this evening with Jaime LoGuidice, landscape architect for the firm who worked out the landscape plan that we will talk about as we go through the site design. As you may know tonight's proceedings actually a public hearing on the site plan, which has been presented this evening for the project. The site plan revolves around the architecture and all the work that Tecton has done. The site priorities really revolve around the architecture, but tie in with what Rebecca talked about in terms of engaging the pedestrian streetscape and there's an opportunity with this project for us reestablish over 500 ft. of Main Street streetscape. However, that rhythm of lighting and landscaping and street architecture would work and we're excited about that opportunity. We're going to incorporate, as you can see, ideas with landscape and greenways and courtyard treatments that will provide for very welcoming and useable space. We're going to upgrade utility infrastructure that surrounds this two-block area in a way that would be modern and connect it in a way that's safe and adequate to provide service. Stormwater management, because over the years with watersheds there are always big issues, so we're going to have to pay very close attention to that and we plan to do that. We put in some green structure practices as well as collaborating with the Village on a new stormwater basin, which will be constructed just south of us. As Ernest noted, there is a little bit of challenging topography. The elevation of Main Street is up at elevation 390 whereas the low point on Marvin Avenue is at elevation 350 so we're working with 40 ft. of grade change and you'll see some sections will have a built-in step work with that land as opposed to working against it. This is the site plan and again, this is the landscape and layout plan, which basically shows the outline of the building, some concepts for the courtyards. Those concepts will be much more fully developed as we get into some of the details of materials, treatments, and the actual final landscape plant material there. One of the big components that Rebecca had pointed out was connection of a greenway along Tonetta Brook and Railroad Avenue. Our proposal is to remove the parking, which right now comes off of Railroad Avenue, between Railroad Avenue and Tonetta Brook and open that green space up and incorporate a walking trail which will allow for the ability to walk closer to the brook and take into consideration some of that greenery. It will be cleaned up and have some landscape supplement there and the goal is really to make that into a green amenity. Grading, as I noted, the building steps into the hill. Ted's group has taken a lot of consideration into those grades to make sure that the building is working with the grade as opposed to working against it. This is a site section, basically what you have on your right is Main Street at elevation 390 and then you can see the buildings drop down and

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behind each building is a courtyard, which then transitions into the next building and so on down through the three legs of the residential building and ultimately coming down to Marvin Avenue. Again, these cross-sections may get a little technical, but one is a longer cross-section east-west that goes through the residential portion of the building, there is a parking garage on your right for the upper one and the building is on the left in the upper. The lower one is north-south cross-section again with Main Street on your right and Marvin Avenue on your left. Stormwater management and utilities I mentioned earlier. We have come up with a scheme to re-route the utilities locally within the two-block area we are working with, but we are fortunate in that the (inaudible) are relatively new and provide for excellent connection points to accommodate both drainage and sewer as well as water connection. I'm going to turn it over to Phil Grealy. Phil is our traffic engineer with Collier Engineering and Phil is going to talk a bit about traffic and parking. Thank you.

Mr. Phillip Grealy: Thank you Jeff. Good evening members of the Board and members of the public. My name is Phillip Grealy, I'm a professional engineer with Colliers Engineering. We are responsible for prep in parking evaluations. So, our main focus here is to improve pedestrian and traffic flow, improve sidewalks; a lot of what Ernest and the team has talked about in terms of the idea behind the project in enhancing Main Street. As part of our work there will be signal upgrades, there will be pedestrian improvements, improving some of the geometry at the intersections, providing drop-off areas, and all of that has to be coordinated under what is called the Highway Work Permit with New York State DOT (Department of Transportation). Main Street is under their purview. Railroad Avenue being a county road, so we will work with DOT and the County on implementing many of those improvements. The other component that we focus on is relative to parking and as depicted, we have a parking facility with 500 spaces. One of the concepts in terms of providing parking for a mixed-use development is to take advantage of what we call shared parking and everything that we evaluate is based on information from the Urban Land Institute and what's called the Institute of Transportation Engineers and that provides parameters for developing the shared parking. In this particular case we have residential peaking is really overnight, so from about 10:00 pm to 5 or 6 in the morning is the peak utilization of residential parking. During the day that lightens up and that's good for commercial uses like when we talk about office space or some of the other cafés, etc. so it is a good blend of what we call shared parking by not creating too much parking but adequate for the demands. The main access will be from Marvin Avenue in terms of vehicular. It will get some of the traffic off of Main Street so that the pedestrian traffic can move more easily. There will be an access and a drop-off area also from Main Street as depicted on the plans, but again, the focus here is to improve the pedestrian experience, making the traffic flow efficient, and implementing and improving (inaudible). That's really the areas that I wanted to touch on. There are a lot more details that go into it of course, but it will all be part of the permit process with New York State DOT. This last section: responsible designs. So, our team has been in touch with other professional engineers, building system engineers that aren't represented here tonight. Their work does come later in the process after approvals are completed, but we did sit with them enough to forecast and I would like to represent their priorities on a project like this. So, if you

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consider the structural integrity of the design with mixed uses and mixed (inaudible) types, the time-tested structural system is called a podium construction where the first level is solid, rigid, fire-protected construction where you might have other uses such as restaurants etc. and then you have residential with wood framing above. Wood-framing is very stiff, very resilient construction type because of the redundancy of framing and the plywood and all of that. Again, time-tested and certainly very stable construction. We're going to work very well, very carefully with the geotechnical engineering and the slopes and the soils and the rock that might be on the hill there. In addition to that, the safety in the building systems; many of the buildings that are there now predated the safety requirements of proper fire alarm systems, smoke detection, and biggest of all is fire protection with water sprinklers. These buildings will be fully covered with a commercial fire protection system. In addition to that, all of the required alarms for smoke, sprinkler action, and heat etc. All of this would have proper panels to allow for fire response to know what's going on when they arrive and where to address the situation. We're in the process of setting up several meetings with the fire professionals outside of this process to make sure that they understand and they have input into how the facility works, the systems that are there, and how they would respond in case of an emergency. iPark has done this before and what we know is that they are very diligent about the operational processes of running a facility like with mixed uses like this and we know that they have an interest in forward thinking and looking to technologies for operating and providing conveniences for residents. Access to those will be secure, but very easy for the residents and visitors alike. For deliveries and drop-offs and pick-ups and UberEats and things like; all of that stuff can be managed on your phone with apps but in a very safe and convenient way. So, you know when your package arrives, you know what locker it's in, and you can go retrieve it. Sustainable design is very important to the team and to the community. Things that we would consider in this project would be microgrid with a solar array and battery storage so collectively this development is sharing the sun's energy and dropping some electrical bills, being responsible in that sense. A well-designed building envelope is the number one step to take to conserve on fossil fuels; tight the envelope, tighten the windows, reduce leakage and a new structure, new design gives us that opportunity to really, really make efficient structures. Electric vehicle charging stations in the garage, that's obvious and we do want to promote the use of carbon-neutral vehicles and the green infrastructure we talked about already. Having access to that as the resident or visitor is one thing, but reducing the heat island effect from the sun's energy reflecting off the pavement and providing proper management of stormwater and keeping clean water and cleaning the surfaces that run into the waterways; all of those things are really beneficial to a well-balanced site design. So, with that, we thank you for your time and turn it over to you.

Chairman Lowell: Thank you. So, with that we're going to move into open the public hearing, but before that we will take a 5 minutes break to set up the microphone. If anyone would like to comment verbally into the microphone please wear a mask, observe the 3-minute limit for tonight. You can always come back to the next public hearing, but we want to give everyone an opportunity to speak themselves, and your comments are going to be your comments to us. We're going to be hearing, we're not going to be answering questions. We will respond in the course of our meetings to the

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comments that we hear, but we don't want to take up a lot of time with any back and forth of each of the individuals that want to speak tonight. So, feel free to say whatever you wish, but it is going to be a one-way feed tonight; just like public hearing that we have had before if you remember from years ago.

Chairman Lowell: If you do decide to speak there is a sign in sheet on the table here by the microphone. If you do not have a mask with you, there are extra masks on the table at the rear. We will get started as soon as the first person comes up.

The motion to open the public hearing of iPark Brewster was made by Chairman Lowell, seconded by seconded by Boardmember Kulo, and passed all in favor.

Chairman Lowell: As I stated earlier, this is a public hearing so there will not be responses forthcoming from the Board or the developers. Any questions will be rhetorical, but they will all be recorded and they will be answered later on in materials or in other gatherings, so please let's begin. Please just state your name.

Precious Simpson: I live in the Town and have kids in the Brewster High School so I need to know when phase 1 starts and ends and when will phase 2 start and end.

Chairman Lowell: Next?

Kevin Finnegan: Good evening, my name is Kevin Finnegan, I am a member of the Board of Trustees at the Library and I would like to point something out to the Board. In looking at the way this is planned, the Municipal Building, it may be a little bit north along that section, but it looks like from the survey that we did in 2017, that the Municipal Building as drawn encroaches upon the library property. Before any final approval or anything, we'd like that issue addressed. Thank you.

Mr. Joe Parrello: I have lived in Brewster for 13 years, moved up here from Westchester County, Town of Harrison and I have to be honest with you, I couldn't be more excited for this project. Coming from the Town of Harrison that has the local amenities that you would want for your child to grow up in a town that you can drop them off in town and not have to worry about them, pick them up hours later; that's the biggest thing I see missing in this Town. This is a great place, but there is no place for our kids. There is no place to let them go and hang out and when I look at a project like this, I get really excited because this provides my kids with a place like that. So, I'm excited. I hope the rest of the Town is excited because this looks promising and I'd like to get the most for what I pay in taxes. This project looks beautiful, I like the design and I'm really excited for it so thank you.

Mr. Samuel Barrios: Hello, my name is Samuel Barrios and I am a resident here in Brewster. I came from White Plains. I moved here years ago from White Plains. For my kids, like the man just said before, we going to really love this. My only question is when do you guys think it's going to happening. I am from the Seventh Day Adventist Church and our church is right there so we'd like to know when it's going to happen. It is really beautiful the way it is and if there is something we can help, we'd like to help.

Mr. Larry LePere: Good evening, my name is Larry LePere. I have lived in this area my entire life. I went to school in Brewster; actually went to this school. So, I just have a couple things: One is I think it's a great plan. I think the Village has needed revitalization for a long time and I think this plan is one that works really well. I want to

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say something else about the developer. I worked with them several years ago. I was employed by an engineering firm that rents space from them at iPark in Fishkill so they were clients of ours for two years, I just don't work with them anymore. But, this group of folks are outstanding. They do what they say they're going to do and promise to do. They cleaned up a lot of issues that are problems that we may or may not know about yet. The facility in Fishkill had a lot of environmental problems and they were able to clean that up. That was a long-term project and they did a fabulous job and I would anticipate they would do the same here. So, I just want to mention that I am in support of both the plan and the developer. Thanks very much.

Chairman Lowell: Thank you.

Mr. Nicky (inaudible): I've been a resident for about two years. I lived in Putnam County my whole life though. There has been a lot said about this project, but what hasn't been mentioned is the families that will be displaced due to Eminent Domain when the buildings are condemned or when eventually the cost of living increases too much; we're working-class families here. The Village is about 65% Hispanic and it seems like a lot of these plans and statements that have been made are made with the goal of displacing that community and replacing them with lovely white families from the city. That's it, thank you.

Ms. MaryJane Perillo: Hello, my family moved up here 41 years ago from Yonkers. My mother worked a job at the hospital where she worked 22 years and retired. My goal throughout this community is the kids and I have to tell you, 40 years ago this was a nice place to grow up and have your kids. It was a great place. It is horrible to see how it is now, nothing I can do about that. I do have some concerns: I'm 55 and older and I am wondering if you're going to have any kind of housing for retirement kind of stuff. I also am concerned about fire department, police. You also mentioned the nightlife and parking and all. Come on, I have a problem with that. Not that I really go on Main Street anymore, but you're looking for trouble there. There are lofts and arts; a few years ago there used to be the greatest antique shops and I was also in the theater when it used to be open. I was introduced to it in 1982 when I was in 10th grade and I loved it. I don't know as far as taxes are concerned, who is going to be footing the bill for the extra police and fire department. Are the people that are going to move here going to pay that? What they did in Yonkers; all those buildings all along the Hudson, half full. It didn't do anything. They have art and all that stuff down there and didn't revitalize anything. I'm not saying this won't work, but I've seen it before and I'm just skeptical. Thank you for letting me voice my opinion.

Ms. Lynne Eckardt: Town of Southeast resident. Thank you all so much for the presentation tonight. My questions are as follows: I think it will be important to know, will be affordable housing included in this and if so, how much. Also, I think it's very important to know how much will be owner occupied as well as rental units. I think the information on the mix would be helpful. I think it was very vague as far as solar renewables. I think that could be a real plus since it is relatively new to our system and I think having more energy efficient units and renewables would be excellent. Also, my other question is about children in the school. I believe what I read said there would be about 20; I think that's low and I think we have to be really careful on estimates on that. Thank you very much for your time.

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Ms. Lisa Tremblay: How are you? I'm Lisa Tremblay. Loved the presentation. I'm a lifelong resident of Brewster and raised my kids here. I can tell you that I cannot wait for this project. It should have happened 20 years ago and none of us who live here could do anything about it so I applaud the developer and everyone involved. The comments on saving the historic, antique buildings; they're doing nothing, no one is visiting them. The comment about displacing the Hispanic, I don't believe that is correct either, whoever said that. I would like to know what will the prices be, what will the rental prices be; do you have any information on that. Is it a possibility to have rentals and coops? Just want to see what type of renters are going to be there. Is it going to be low income, is it going to be average, and that's basically it?

Mr. Tony Berardi: Good evening, my name is Tony Berardi. I've lived here now for I think 22 years. Thank you for that presentation. I thought that was great. Just two things I want to say: I think this is a great idea. I can't wait for ground breaking, I'm going to stay positive with this. A couple of other things, I get a little nervous, my apologies. As a broker, I've seen many developments throughout Westchester. I've worked on many new buildings and 99% of them have been successful. I don't know where some people have been getting their information from, but gentrification can get a great word and can be a dirty word, it can be both. However, people here I do not believe will be displaced. I think everyone will be looked after. I think we have a great backdrop aesthetically. The Village of Brewster is at a crossroads with 684, 84, 22 and Route 6; that's very important as that's a major intersection. We have a train station. We have nowhere for people to go, nowhere for people to rent. If one more person that wants to live in Brewster asks me if I can find them a rental and I have to say no. That's all I do is say no and there are people that need housing here. We need something like this project. We need something for young adults who need the train station and want the amenities. As far as low-income housing goes, it's my experience that yes, there is always a designated number of units that are designated low income to make sure we meet either the State or local recommendation for low-income housing so everyone is taken into consideration. I have to tell you, if this does not happen; all you have to do is look at the Village of Brewster is dated; it's not aesthetically pleasing, it's broken and it needs to be fixed and it's not going to do it by itself. So, either we stay stagnant and just keep going this path, buildings become more broken down and more dilapidated or you just take a leap of faith and I've seen this all up and down the train line from lower Westchester and up and it's been successful and it's been good. So, I really hope this follows through, thank you.

Ms. Corinne Bryson: I've lived in Brewster now for 4-1/2 years, my husband and I moved up here. I'm that demographic; I'm a 30-something that you're trying to capture here. I moved up here and I am very, very excited about this. Not only am I a resident, I am a business owner in Beacon so I think this is an amazing opportunity, but I think this would be a great place to have my future kids in and really excited and thank you for the opportunity to speak. I love the idea of what it will become.

Mr. John Alcott: I did speak here once before and my interest is the historic end. There is a lot of history that's been plowed under and it doesn't really sit that well with me. At the same time, as I have also said, I do like the overall idea. I think things need to be finalized. I am just hoping guys that there is a way to preserve and save some of

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the more beautiful buildings like the Lobdell House and maybe that cottage down on Park Street. I do realize that they are in the parking lot imprint from what I can tell of this proposal, but if there is a way to possibly move those things. Look, everything has downsides, I know that, but those are really unique buildings. They are the kind of buildings, second empire 1850s and 60s that you see up and down the Hudson River that attract people. If there is a way to somehow keep them, we would be hanging on to a major asset. Otherwise, you are going to lose some very, very attractive buildings and a good deal of history in our Village. I'm sorry, what you're creating now is great, but if you know the history of this Village and that the founder of this Village, the president of the bank on Main Street, the founder of the fire department, and basically one of the guys who helped create the very Village of Brewster. So, those buildings are really important to the heart and soul of this Village believe it or not and once they're gone, they can't be replaced. So, I would like you to think about that with all due consideration and find a path to conserve them. Thank you.

Mr. Dennis O'Sullivan: I have been in the Village of Brewster for the last 18-1/2 years. I moved from Yonkers with my family and I drive up and down Main Street in the evening and over the last few years and nothing has really changed. On the other side, the young people from Brewster, they are moving to places like Stamford, I think these coops and apartments can bring back youth to the Village and as a parent I think down the street from us, it's going to be a bonus rather than driving to White Plains or Stamford or the city I think this will be an absolute bonus. Thank you.

Ms. Jaime Callalan: Good evening, I am also a lifelong resident of Brewster, except for about seven years in my 20s. I walked into my house the other day and my 15-year-old, did not greet me; she just said there is nothing to do in this town. When I was growing up in Brewster, there wasn't a ton to do, but we went to the Cameo, we walked along Main Street. I had ice cream at Holt's. We went to Six-Pence for dinner so all of those places now there is an opportunity. I work with millennials; times are changing constantly; people are moving all around; it's not just about the city. We have watched and I have seen posts about this and people say constantly 'why can't we do this without a big developer.' We have had over 30 years of decline and have not been able to do it without being the investment and a developer coming in to do it. We have watched 'The Bowl Store' oh that's so beautiful' Moonlight Café – of that place is great. We have not been able to do it. It has to be systematic and big in order for us to really be able to change the direction of where we are going. So, I love it. I think it is beautiful. I think that this is a great thing for my kids' future, but also for the town. I forced my husband to move back to my hometown against his will and he reminds me all the time of that. If I am able to walk down the street and see restaurants and stores, it's going to be amazing. So, I am so excited about this and I really, really, pray that it comes to fruition. Unfortunately I don't think one business or one historic building make a Village; we need this momentum and that's exactly what I am seeing here. Thank you.

Ms. Barbara Augugliaro: I have lived here for about 27 years. I grew up in a place where it was very common for multiple generations of families to live in the same neighborhood. I have three adult sons who are still at home because they can't afford to live here. So, I believe that it's really important to give preference to people who

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have grown up here and who have lived here for a while to make sure that we have our children living here. Two of my sons are first responders and have been volunteering with the fire department since they were 14. They should get preference vs. those that don't live here. I do see that this is a solution, but when you ride down Main Street you can see the big problem is like if the houses on Main Street is emblematic of what's the main problem that we have to solve. I would hate to see Main Street to be erased and these people not being able to finish it. Landlords have some responsibility if they are renting a three-bedroom apartment to a lease-holder and that person is subletting a bedroom to another family, that's a big problem because that can have an impact on the school. Finally, why don't we have room for Bob's Diner, Julia's Gift Store, or the other businesses that are going to be displaced. They are part of the Village; they have been here a long time. I don't know why it would be good to put those businesses out of business.

Mr. Scott Seaman: Hi, I have lived here about 30 years and I raised my whole family here and my children have gone through these schools. I am also a trustee on the Brewster School Board so I would ask just for clarification for information on demographics and any other information related to projections for the buildings. We've always found the Village and the Town to be great advocates and we have been working on planning for the future and would be good to have a clearer picture. If there are any changes, I would just ask that you let us know. Thank you.

(Inaudible): Hi, my name is (inaudible). I have a small business in the Village of Brewster and I can understand why you want to revitalize Brewster; it needs it. I am sure a lot of people are going to be employed and it will be good for the community, but I think it's important that the property owners are compensated fairly. They have invested in their property and my concern is that that they are not going to be compensated.

Ms. Jennifer Goosechilde: Hi, I've lived in Brewster for about 20 years now. I'm wondering about a 500-car garage and I am thinking about the buses that we have now, which carry several passengers and therefore it cuts down on pollution because all of those passengers would be in cars and I'm wondering what's going to be done about the possible transition to electrical automobiles. Will they be electric stations for them to be charged and are local people still going to be able to have busing because for many Village people who live in the community, the buses are the only way that they can possibly get around. They can't afford cabs and they don't own any automobiles and those buses do save on air pollution because they carry about 20 people each load at least. The other question I have is about when you talk about historic buildings, I'm wondering if the First Methodist Church on Main Street, which is right across from the library will be left intact.

Mr. Chris Sherman: I've been a resident of Brewster since 2007. I grew up in Putnam County in Mahopac so as a child we would actually come here, go to the pool hall, go to the movie theater. As others have said, I moved away in my 20s and 30s because there is nothing to do here, nothing to offer for anyone. I worked in the city and I had a family and came back to the area. I love it. I think it's great. I think the investment is needed because as you can see with the buildings, yes there is some nice architecture, but most of it is not nice so it needs this. I think it's great. I know you're trying to make

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the best of nature with the walkaround, spend time and go along the water; this is the kind of thing this town needs so great job.

Chairman Lowell: Anyone else? No? OK. We seem to be done with the comment for tonight. We will hold this meeting open until the next Planning Board meeting on December 21, 2021.

Chairman Lowell made a motion to hold the public hearing open until December 21, 2021, seconded by Boardmember New, and passed all in favor.

Chairman Lowell made a Motion to adjourn the meeting, seconded by Boardmember Ward, and passed all in favor.

DRAFT